

**Town of Essex
29 West Avenue
Essex, CT – Meeting Room B**

Building Committee

October 14, 2015

MINUTES

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others: Paul Drummey, CREC
Tom Fitzgerald, Region #4
Norman Needleman, First Selectman
Ed Cook
Bob Doane

Meeting called to order by Bruce Glowac at 8:02 a.m.

Approval of Minutes:

Kelly Sterner moved to approve the minutes of October 7, 2015, seconded by Bruce Glowac. Passed unanimously. Motion carried.

CREC Report:

- a. Change Orders – Paul Drummey sent in a revised change order for air intake for the Town Hall upgrade they removed the expedite charge. Paul reached out to Silktown with regards to the caulking. Tom (H&R) will help with that negotiation. John McConville (Silktown) was approached to do the sleepers and the pitch boxes. He agreed. Bruce indicated we will need a drawing from Tom King (Thermomedics) for Silktown. Tom Fitzgerald will follow up to get a drawing from Leigh or Tom (Thermomedics). Silktown is planning to start the work on 10/19.
- b. Project Close Out – the walk-thru's and punch list are complete. Only a screen will need to be replaced at Town Hall on the first floor and the installation of the roof vents.

- c. BSF Project # & reimbursement – Paul is ready to submit. Asked BC if they want the last sleeper change in with the eligibility paperwork; Paul feels it should go in with the packet as its own change order or go in with the other 7 change orders. Bruce indicated all at once would be best. Paul will complete it and will get to Bruce new paper work for signature. The warranty for the Town Hall and Town Garage will be coming shortly.

Paul Drummey left the meeting at 8:11 a.m.

Old Business:

- a. Ivory Street Bridges (Bob Doane) – Bob has received scope of services and engineering from CME and requirements for State funding. The proposal came in at \$131,993, \$51,000 of it is hydraulic study. Ivory Street Bridge will continue to flood. There is no alternative. Bob will look into other engineers over the next two weeks to price the work quoted by CME. The hydraulic report is a requirement by the State and could delay the project by a year. If we do not go for reimbursement, the hydraulic report disappears. Bob indicated the cost for the structural engineer was \$8,300 and CME's price was \$15,000. Total Project engineering costs would be approximately in the \$25,000 range. Bruce would like a comparison sheet of costs state vs. non state reimbursement. Bob will come back in two weeks and present the comparison.
- b. Town Hall A. C. – complete.
- c. Town Garage expansion (Plans) – IWWC approved the permit last night, they want gutters in back side and the building will be slightly canted on the lot. Leigh will get the foundation plan to Dave and see how he wants to handle the site work and get the order to her contact. The garage will include motorized doors.
- d. Essex Elem. Site Work – Need to do a site walk with Bob Doane and Tom Fitzgerald. We will need to put together an RFP, so that we can get ready for spring.
- e. Land Use Offices – Ed Cook attended the meeting and discussed the design that was used at his previous place of business. Ed did a layout based on info he found on-line for glass designed office partitions. He discovered there was no standard in pricing. Ed then inquired with Ruby Glass in New London, whose costs were significantly cheaper. The panels they used were 3/8" tempered glass, green tint, 3" aluminum track for the base and 3" top track. All the glass panels abutted each other and also had automatic door closure feature. This created an open office space concept and that one could even draw on the glass partitions with dry erase markers. Panels were 8' and the sound was minimal as ceilings were at 8' as well. Privacy film is an option for extra privacy on the glass walls. Installation took approximately 5 days. Electrical requirements were based

on a partition versus a wall. A lot of the utilities were installed wirelessly. Bruce suggested the next step would be for us to lay it out on paper and call Ruby Glass in New London to come out and look at the site.

Ed will email Bruce a link containing pictures and the layout info that he has on the above.

New Business:

Scott Jeffrey, EES, has been inquiring about the status of the Media Center upgrade. Bruce stated that the asbestos abatement project would not take place until next summer. Bruce asked Tom F. to contact the abatement company that the school has used in the past to get a quote on the work. He also directed Tom to ask Scott to put together a sub-committee for the library floor plan and furnishing design. Leigh suggested that they could go visit other schools that have recently redone their media centers, and come up with a preliminary design. Then have their proposals presented to the building committee.

Norm Needleman suggested that Gary Riggio be invited to next meeting to discuss the work being proposed for the land use offices and bathrooms.

Approval of invoices:

Kelly Sterner made a motion to approve invoice number #1 from Silktown for the Town Hall and Public Works roof for a total of \$167, 232.49, seconded by Leigh Rankin. Passed unanimously. Motion carried.

Kelly Sterner made a motion to approve two invoices from Thermomedics for the Town Hall for the ductless A/C for \$11,930.00 and \$7,555.00, seconded by Leigh Rankin. Passed unanimously. Motion carried.

Other business: None

Adjournment:

Bruce Glowac motioned to adjourn at 9:00 a.m. Passed unanimously. Motion carried.

Respectfully submitted,

Yvonne M. Roziak
Recording Secretary